

057.0

0002

0011.B

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

1,655,700 / 1,655,700

USE VALUE: 1,655,700 / 1,655,700

ASSESSED: 1,655,700 / 1,655,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		RYDER ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: TOWN OF ARLINGTON PARK	
Owner 2:	
Owner 3:	

Street 1: 730 MASS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 68,868 Sq. Ft. of land mainly classified as Municipal with a Repair Gar. Building built about 1950, having primarily Brick Exterior and 5292 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	Municipal		43560		Sq. Ft.	Site		0	30.5	1.00	CA									1,328,580						1,328,600	
903	Municipal		0.581		Acres	Excess	1.0	0	100,000.	1.00	CA									58,100						58,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
903							68868.360		237,600		31,400		1,386,700		1,655,700							
Total Card							1.581		237,600		31,400		1,386,700		1,655,700		Entered Lot Size					
Total Parcel							1.581		237,600		31,400		1,386,700		1,655,700		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

## PREVIOUS ASSESSMENT

Tax Yr										Use		Cat		Bldg Value		Yrd Items		Land Size		Land Value		Total Value		Asses'd Value		Notes		Parcel ID	
2020	903	FV								237,600		31400	68,868.359		1,364,900		1,633,900		1,633,900		Year End Roll					12/18/2019	057.0-0002-0011.B		
2019	903	FV								219,600		32900	68,868.359		1,277,800		1,530,300		1,530,300		Year End Roll						1/3/2019		
2018	903	FV								219,600		32900	68,868.359		1,147,100		1,399,600		1,399,600		Year End Roll						12/20/2017		
2017	903	FV								219,600		32900	68,868.359		1,016,400		1,268,900		1,268,900		Year End Roll						1/3/2017		
2016	903	FV								194,400		32900	68,868.359		776,800		1,004,100		1,004,100		Year End						1/4/2016		
2015	903	FV								183,500		34000	68,868.359		711,500		929,000		929,000		Year End Roll						12/11/2014		
2014	903	FV								183,500		34000	68,868.359		711,500		929,000		929,000		Year End Roll						12/16/2013		
2013	903	FV								183,500		34000	68,868.359		711,500		929,000		929,000							12/13/2012			

1 of 1 CARD

Commercial

ARLINGTON

APPRAISED: 1,655,700 / 1,655,700  
USE VALUE: 1,655,700 / 1,655,700  
ASSESSED: 1,655,700 / 1,655,700

USER DEFINED

Prior Id # 1:	37757
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	12/10/2020
PRINT Time	19:50:48
LAST REV Date	09/16/03
LAST REV Time	13:08:42
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 39 - Repair Gar.		Full Bath	Rating:	LALICATA LANDSCAPE PRODUCTS TOWN RENTING BLDG OUT.																	
Sty Ht: 1 - 1 Story		A Bath:	Rating:																		
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:																		
Foundation: 6 - Slab		A 3QBth	Rating:																		
Frame: 2 - Steel		1/2 Bath: 2	Rating: Average																		
Prime Wall: 7 - Brick		A HBth:	Rating:																		
Sec Wall:	%	OthrFix:	Rating:																		
Roof Struct: 4 - Flat		<b>OTHER FEATURES</b>																			
Roof Cover: 4 - Tar & Gravel		Kits:	Rating:	1st Res Grid Desc: Line 1 # Units:																	
Color:		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L						
View / Desir:		Fpl:	Rating:	Other																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper															
Grade: C - Average				Lvl 2																	
Year Blt: 1950	Eff Yr Blt:	Lvl 1																			
Alt LUC:	Alt %:	Lower																			
Jurisdct:	Fact: .	Totals				RMs: 0	BRs: 0	Baths:	HB	2											
Const Mod:																					
Lump Sum Adj:																					
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: 16		Phys Cond: AV - Average	35. %	Exterior:				No Unit	RMS	BRS	FL										
Prim Int Wall 1 - Drywall		Functional:		Interior:																	
Sec Int Wall:	%	Economic:		Additions:																	
Partition: T - Typical		Special:		Kitchen:																	
Prim Floors: 12 - Concrete		Override:		Baths:																	
Sec Floors:	%	Plumbing:																			
Bsmnt Flr:		Electric:																			
Subfloor:		Heating:																			
Bsmnt Gar:		General:																			
Electric: 3 - Typical		Totals				0															
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated:	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled: 0																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 057.0-0002-0011.B												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
3	Garage	D	Y	1	60X48	A	AV	1980	15.87	T	31.2	903			31,400			31,400			
More: N	Total Yard Items:	31,400		Total Special Features:								Total:				31,400					